

Meeting Of The Committee on Zoning Landmark & Building Standards

WEDNESDAY, JANUARY 20, 2016 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

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NO. A-8192 (33rd WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT # O2015-8544

Common Address: 3133-3137 N Washtenaw

Applicant: Alderman Deborah Mell

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8193 (33rd WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT # O2015-8546

Common Address: 3428-30 N Elston Ave

Applicant: Alderman Deborah Mell

Change Request: B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO.18588-T1 (1ST WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8473

Common Address: 1244 W Race Ave

Applicant: Scott Kramer

Owner: Scott Kramer

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: In order to construct a new 3 story, one family residential dwelling unit building with an attached two car garage. The height of the building will be 44' - 9".

NO.18599 (1ST WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8484

Common Address: 2430 W Cortez St.

Applicant: James Noonan

Owner: James Noonan

Attorney: Gordon & Pikarski

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The property will be used as three residential dwelling unit s with no commercial space. Three parking spaces will be provide d on site , The building will reach a height of 38 feet

NO.18603-T1 (1ST WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8488

Common Address: 1427 W Grand Ave/ 1426 W Ferdinand

Applicant: EZMB, LLC

Owner: Chicago Land Trust Company

Attorney: Daniel Lauer

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant intends to construct a four story building, consisting of four (4) residential dwelling units with four (4) garage parking spaces. The footprint of the building shall be approximately 20 feet by 116 feet in size, and the building height shall be 47 feet 2 inches, as defined by city code.

NO.18602 (2ND WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8487

Common Address: 1331-41 W Fullerton Ave

Applicant: Thomas Karnezis

Owner: Thomas Karnezis

Attorney: Gordon & Pikarski

Change Request: B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: The property will continue to be used as a commercial strip mall. The same number of parking spaces will continue being provided on site. The building will maintain its existing height and commercial square footage with no footage with no proposed increase of the existing floor area.

NO.18604 (4TH WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8489

Common Address: 3401-3453 S Dr. Martin Luther King Drive and 400-506 East 35th Street

Applicant: Lake Meadows Associates

Owner: Chicago Title and Trust

Attorney: Andrew Scott

Change Request: Residential Business Planned Development No. 1169, Residential Business Planned Development No. 1169, as amended

Purpose: The applicant proposes to secure preliminary approvals for two, seven story residential towers 230 units, 400,000 square feet of commercial and or hotel space in two towers, 162,000 sq.ft. of retail space and accessory parking and loading

NO.18598 (5th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8483

Common Address: 5436-38 South Harper Ave

Applicant: Jerome Ettinger

Owner: Jerome Ettinger

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will to be used as six residential dwelling units with no commercial space. No parking^ spaces will continue being provided on site. The building will maintain its existing height with no proposed increase-of-the existing floor area

NO.18606 (9th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8496

Common Address: 720 E 111th Street

Applicant: North Pullman 111th Inc

Owner: North Pullman 111th Inc

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1167 as amended to Residential Business Planned Development No. 1167 as amended

Purpose: The Applicant seeks this amendment to allow development of Sub Area B with multiple commercial buildings consisting of a total of approximately 112,000 square feet, and including a total of approximately 594 parking spaces. Development of Sub Area B is anticipated to take place in multiple phases, the first of which would consist of an approximately 10,000 square foot multi-tenant retail/restaurant building and approximately 92 surface parking spaces.

NO.18595-T1 (11th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8480

Common Address: 816-36 W 38th Street/ 3755-3769 S Lituanica Ave

Applicant: Lexington Place III, LLC

Owner: Lexington Place III, LLC

Attorney: Barry Ash

Change Request: M2-3 Light Industry District to RS3 Residential Single-Unit (Detached House) District

Purpose: To construct eight residential single family homes, each on a twenty-six (26') foot lot. Each home shall have a two car garage. There shall be no commercial space on the property. The height of each home shall be 27'-7 3/8

NO.18596-T1 (11th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8481

Common Address: 3607-3615 S Morgan Street

Applicant: Lexington Place III, LLC

Owner: Edward Kadlec

Attorney: Barry Ash

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

Purpose: To construct twenty-one-(21) townhomes. Each home shall have a two car garage. There shall be no commercial space on the property. Height of each home shall be 31.13'.

NO.18597 (11th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8482

Common Address: 2913-15 South Loomis Street

Applicant: K C Lau

Owner: K C Lau

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: A total of four dwelling units and five parking spaces will result from the amendment. No commercial space is proposed. The existing Buildings will maintain-their -existing-heights

NO.18593 (12th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8478

Common Address: 1546-1558 W 35th Street; 3449-3459 S Ashland Ave

Applicant: Chicago Title and Trust Company

Owner: Chicago Title and Trust Company

Attorney: Mara Georges

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: Commercial uses in an existing approximately 2,757 s.f. building. No dwelling units. Approximately 29 parking spaces.

NO.18607 (14th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8498

Common Address: 2833-2927 West 47th Street; 4701-33 South Richmond

Applicant: Noble Network of Charter Schools

Owner: CF III California-47th

Attorney: Chico & Nunes

Change Request: M2-2 Light Industry District to C3-3 Commercial, Manufacturing and Employment District then to an Institutional Planned Development

Purpose: The zoning amendment is required in order to permit the construction of a new 2 story charter high school, soccer field and on-site parking for ninety-four (94) vehicles. The height of the proposed building is 50

NO.18591-T1 (19th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8476

Common Address: 3914-3936 West 111th Street/ 11041-11059 South Harding Ave

Applicant: 111th St. Storage LLC

Owner: PK Development LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: The applicant proposes developing the site with a new two-story with basement building for use as a self-storage facility. The building will contain a total of 68,424 square feet. The building will be 26'-8" in height and will be masonry in construction. No parking spaces will be provided.

NO.18594-T1 (25th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8479

Common Address: 2332-2344 S Princeton Ave; 301-307 W 23rd Pl

Applicant: Shi Tan Zheng

Owner: Shi Tan Zheng and Shi Cai Zheng

Attorney: Mara Georges

Change Request: RM-5 Multi Unit District to B2-5 Neighborhood Shopping District

Purpose: A new mixed-use building , approximately 45,000 sf , with approximately 12 office/business \units , approximately 24 residential l units , approximately 27 parking spaces, and approximate height of 70'. Approximately 14,352 s f of office/business space.

NO.18583 (27th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8468

Common Address: 1801-1853 W Jackson Blvd

Applicant: Blackhawk Community Ice Rink, LLC

Owner: Board of Trustees of Community College District No. 508

Attorney: Donna Pugh

Change Request: B3-3 Community Shopping District to an Institutional Planned Development

Purpose: 94,585 sq.ft. hockey practice facility/ community ice rink; 127 parking spaces; 26 bicycle spaces; building height: 52 feet

NO.18584 (27th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8469

Common Address: 301-339 S Damen Ave; 1853-1959 W Jackson Blvd; 1840-1958 W Van Buren St

Applicant: Rush University Medical Center

Owner: Board of Trustees of Community College District No. 508

Attorney: Mara Georges

Change Request: B3-3 Community Shopping District to C1-5 Neighborhood Commercial District and then to an Institutional Planned Development

Purpose: The property will serve as a new campus for Rush University Medical Center. The Phase I building will be approximately 350,000 sq.ft; have approximately 200 parking spaces, and be approximately 250' feet high

NO.18605 (27th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8490

Common Address: 820-850 West Lake St; 200-208 North Green Street; 201-209 North Green Street

Applicant: 200 Green Developer LLC

Owner: See application for list of owners

Attorney: Rich Klawiter & Katie Jahnke Dale

Change Request: C1-1 Neighborhood Commercial District to C3-5 Commercial, Manufacturing and Employment District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the CI-1 Neighborhood Commercial District to the C3-5 Commercial, Manufacturing and Employment District then to a Business Planned Development to permit the construction of an approximately 11-story plus penthouse hotel with ground floor commercial and retail uses, accessory parking and accessory and incidental uses

NO.18589-T1 (32ND WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8474

Common Address: 2744 N Southport Ave

Applicant: Virage LLC

Owner: Square one ventures LLC-Southport Holdings

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height: 37'-10" high

NO.18592-T1 (32ND WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8477

Common Address: 2611 N Western; 2646 N Jones Street

Applicant: Red Cedar Partners LLC

Owner: Komar/ Goldstien Family Limited Partnership

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

Purpose: Applicant proposes developing the site with a new 10,914 square foot, two-story day-care center with rooftop playground area. The building will be 44'-4" in height and will be masonry in construction. Eight (8) parking spaces will be provided to accommodate 23 staff members.

NO.18587 (44th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8472

Common Address: 1342 W Belmont Ave

Applicant: Hibernian Development LLC

Owner: Hibernian Development LLC

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: To add three stories of 2 residential dwelling units on each new floor, for a total of 6 residential dwelling units and one commercial space on the first floor. The commercial space will remain as existing. The height of the building will be 50 feet. There will be 6 parking spaces.

NO.18601 (45th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8486

Common Address: 5653 N Northwest Hwy

Applicant: Lisa O'Neill

Owner: Lisa O'Neill

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

Purpose: The existing building will be used as a restaurant and bar with grand level outdoor patio. No dwelling units are proposed. The one story building will maintain the existing height and square footage.

NO.18590 (46th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8475

Common Address: 1023 W Irving Park Road

Applicant: 1023 W Irving Park LLC

Owner: 1023 W Irving Park LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: To demolish the existing building and build a new 4 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space; 4 story, height 50

NO.18600 (48th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8485

Common Address: 1465 W Balmoral Ave

Applicant: Shawn Joyce

Owner: Shawn Joyce

Attorney: Gordon & Pikarski

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The property will continue to be used as two residential dwelling units with no commercial space. The Applicant proposes to operate a vacation rental on the second floor in the existing building. Two parking spaces will continue being provided on site. The building will maintain its existing height with no proposed expansion

NO.18586 (49th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8471

Common Address: 6805 North Greenview

Applicant: Greenview Building Corporation

Owner: Greenview Building Corporation

Attorney: Tyler Manic

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: to legalize the existing enclosed porches as living space. There will be no changes to the existing building